

Prepared by and return to:
Litvak Beasley Wilson & Ball, LLP
40 S. Palafox Place, Third Floor
Pensacola, Florida 32502
Consideration: \$10.00
Parcel ID: 14 9 30 0 000 077.000

General Warranty Deed

KNOW ALL MEN BY THESE PRESENTS **Deborah H. Calder and Barbara Jo Montano, also known as Barbara J. Montano**, a married couple, whose address is 5176 Point Shores Lane, Gulf Breeze, Florida 32563 (hereinafter referred to as "Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by: (i) **DEBORAH H. CALDER, Trustee of the DEBORAH H. CALDER REVOCABLE TRUST**, such trustee having an address of 5176 Point Shores Lane, Gulf Breeze, Florida 32563, and such trust having been established under that certain revocable trust agreement dated March 27, 2017, by DEBORAH H. CALDER, as grantor, and also paid by (ii) **BARBARA J. MONTANO, Trustee of the BARBARA J. MONTANO REVOCABLE TRUST**, such trustee having an address of 5176 Point Shores Lane, Gulf Breeze, Florida 32563, and such trust having been established under that certain revocable trust agreement dated March 27, 2017, by BARBARA J. MONTANO, as grantor (such trustees hereinafter referred to jointly as "Grantee"). Grantor hereby GRANTS, CONVEYS and WARRANTS an undivided one-half interest unto each Grantee, its successors and assigns, in fee simple, forever, all of Grantor's interest in that real property located in Shelby County, Alabama, described as follows, to wit:

See Exhibit "A"

Property may be subject to all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded and/or unrecorded.

This deed was prepared without the benefit of a title search or title insurance.

The above-described property is not the constitutional homestead of the Grantor.

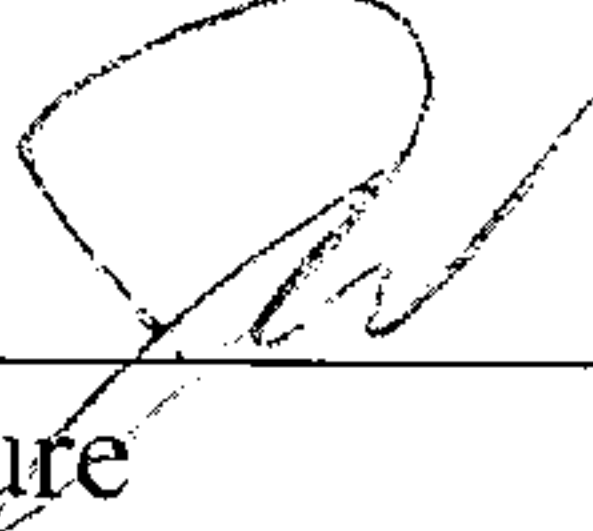
The preparer of this instrument was neither furnished with, nor requested to review, an abstract on the described property and therefore expresses no opinion as to condition of title.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, tenements, hereditament and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, in fee simple, FOREVER.

AND except for lien for taxes falling due, the Grantor, for Grantor and Grantor's heirs and assigns, hereby covenants to and with the Grantee, the Grantee's successors and assigns, that the Grantor is seized of an indefeasible estate in fee simple in and to said property; that Grantor is in peaceable possession thereof and has a perfect right to sell and convey the same; that the same is free from all encumbrances and that Grantor will forever warrant and defend title to and possession of said property unto the Grantee, and the successors and assigns of the Grantee, against the lawful claims of all persons whosoever.

IN WITNESS WHEREOF, the said Grantor has set his hand and seal on this 6th day of February 2025.



Witness Signature

Jake Walters

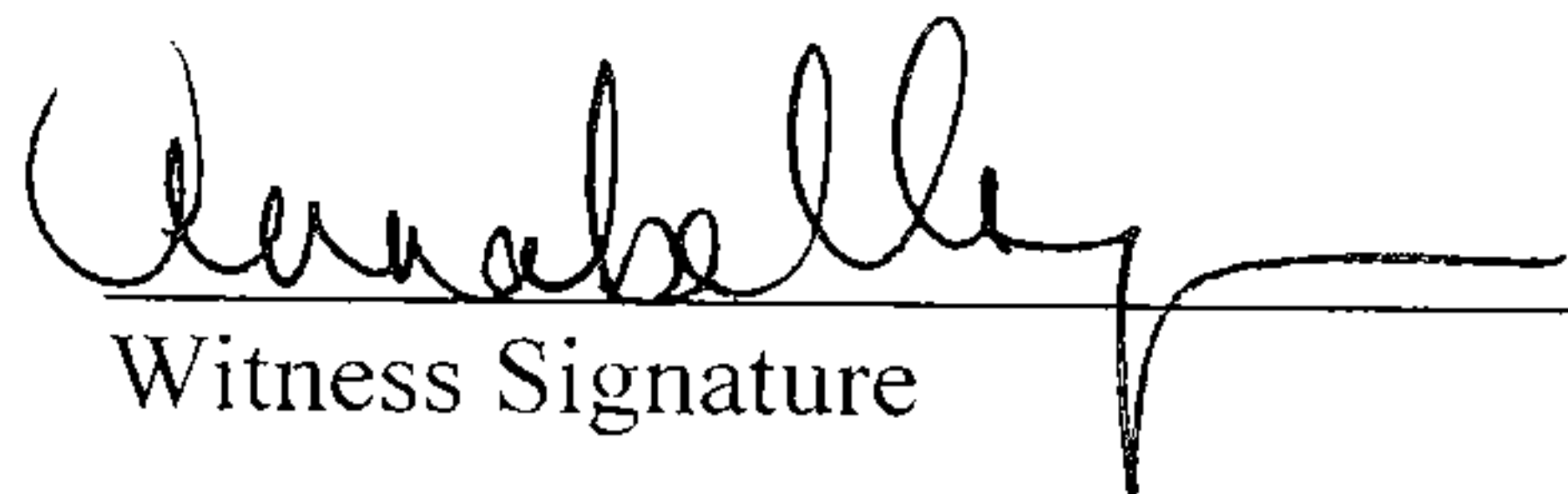
(Printed Name)

40 South Palafox Place, Suite 300

Street Address

Pensacola, Florida 32502

City, State and Zip Code



Witness Signature

Annabelle Predmore

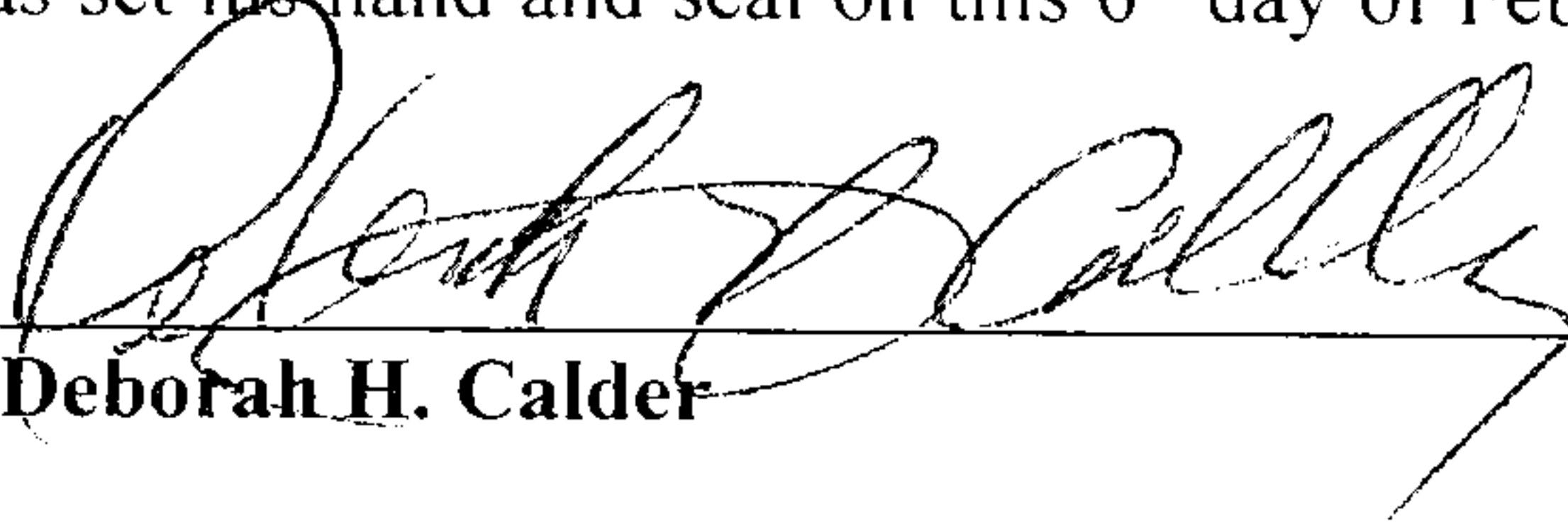
(Printed Name)

40 South Palafox Place, Suite 300

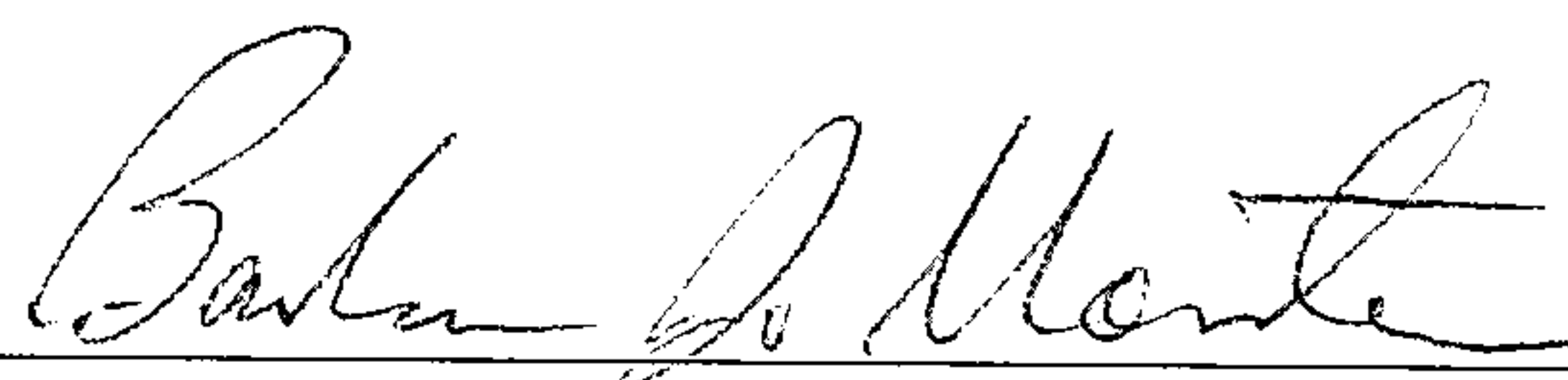
Street Address

Pensacola, Florida 32502

City, State and Zip Code



Deborah H. Calder



Barbara Jo Montano, also known as Barbara J. Montano

STATE OF FLORIDA

§

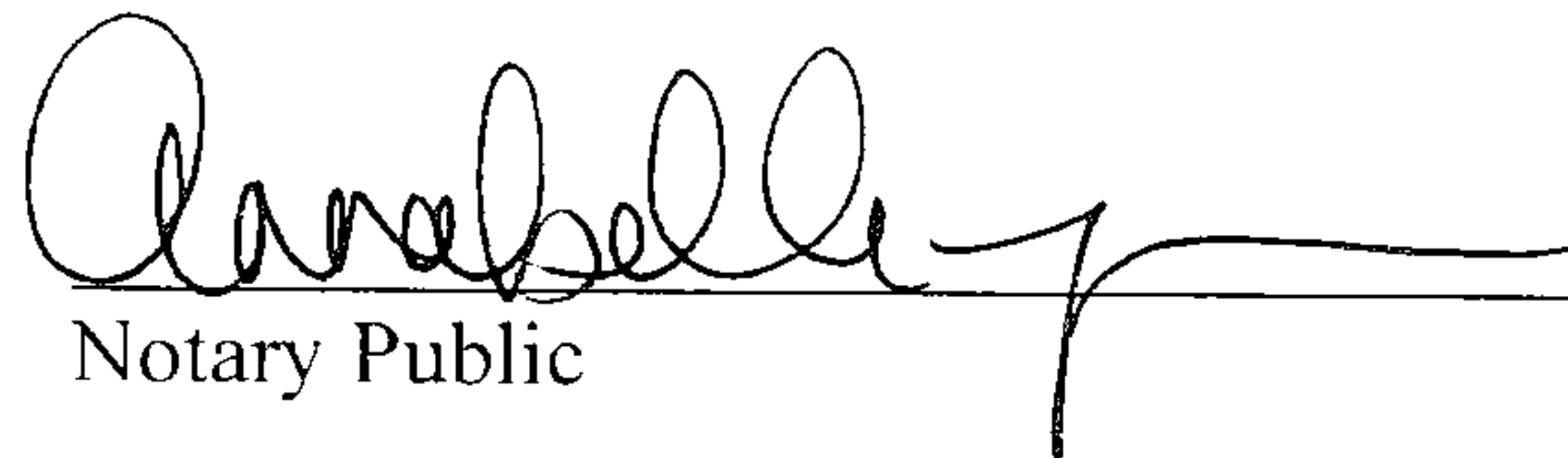
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COUNTY OF ESCAMBIA

§

The foregoing instrument was acknowledged before me, the undersigned authority, by means of ☒ physical presence or ☐ online notarization, by **Deborah H. Calder**, who ☐ is personally known to me or ☒ has produced FLDL (type of identification) as identification, proving her to be the person whose name is subscribed to the foregoing instrument as Grantor, whom identified this instrument as a Deed and signed such instrument willingly as Grantor for the purposes and consideration therein expressed, and by **Barbara Jo Montano, also known as Barbara J. Montano**, who ☐ is personally known to me or ☒ has produced FLDL (type of identification) as identification, proving her to be the person whose name is subscribed to the foregoing instrument as Grantor, whom identified this instrument as a Deed and signed such instrument willingly as Grantor for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on February 6, 2025.


Notary Public

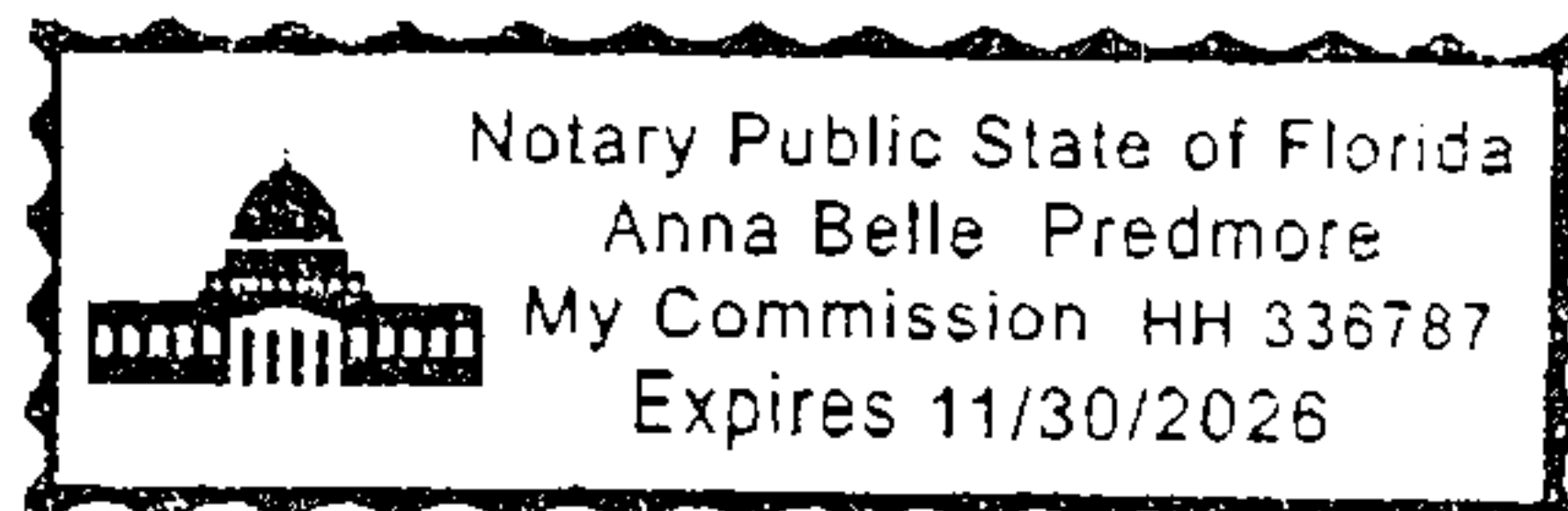


Exhibit A

Lot 213, according to the Amended Final Plat of Simms Landing, Phase 2A, as recorded in Map Book 57, Page 49, being an amendment of the Final Plat of Simms Landing, Phase 2A, as recorded in Map Book 57, Page 19, each in the Office of the Judge of Probate of Shelby County, Alabama.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/24/2025 03:42:22 PM
 \$129.00 MELISSA
 20250224000054810

Allen S. Bayl

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Deborah H. Calder and Barbara J. Montano	Grantee's Name	Deborah H. Calder, Trustee of the Deborah H. Calder Revocable Trust & Barbara J. Montano, Trustee of the Barbara J. Montano Revocable Trust
Mailing Address	5176 Point Shores Lane Gulf Breeze, Florida 32563	Mailing Address	5176 Point Shores Lane Gulf Breeze, Florida 32563
Property Address	5017 Simms Ridge Pelham, Alabama 35124	Date of Sale	
		Total Purchase Price	\$
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$ 95,000.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
 ☐ Appraisal
☐ Sales Contract
 ☒ Other Property Tax Commissioner website value listed
☐ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 2-24-2025

Print Jake Walters

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1